002.A	0001	001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	398,900	/	398,900
USE VALUE:	398,900	/	398,900
ASSESSED:	398,900	/	398,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	UNG MATTHEW
Owner 2:	
Owner 3:	
Street 1:	139 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLYHOMES INVESTMENTS LLC -
Owner 2:	-
Street 1:	1201 WESTERN AVE
Twn/City:	SEATTLE
St/Prov:	WA Cntry:
Postal:	98101

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1850, having primarily Asbestos Exterior and 780 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	398,900			398,900
Total Card	0.000	398,900			398,900
Total Parcel	0.000	398,900			398,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.41 | /Parcel: 511.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	312045
GIS Ref	
GIS Ref	
Insp Date	05/09/18

!15770!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 002.A-0001-001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	398,900	0	.		398,900		Year end	12/23/2021
2021	102	FV	355,000	0	.		355,000		Year End Roll	12/10/2020
2020	102	FV	350,100	0	.		350,100	350,100	Year End Roll	12/18/2019
2019	102	FV	355,700	0	.		355,700	355,700	Year End Roll	1/3/2019
2018	102	FV	316,400	0	.		316,400	316,400	Year End Roll	12/20/2017
2017	102	FV	289,800	0	.		289,800	289,800	Year End Roll	1/3/2017
2016	102	FV	306,000	0	.		306,000	306,000	Year End	1/4/2016
2015	102	FV	279,600	0	.		279,600	279,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:20:27

LAST REV

Date	Time
04/15/21	12:15:18
apro	
15770	

USER DEFINED

Prior Id # 1:	1429
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYHOMES INVEST	76050-507	2	11/2/2020		469,000	No	No		
FORSYTH JENNIFE	75950-307	2	10/21/2020	Sub Sale	469,000	No	No		
BRENNAN DANIEL	66321-154		11/2/2015		305,000	No	No		
BRENNAN BUILDER	59325-342		6/19/2012	Convenience	1	No	No		
BRENNAN BUILDER	55895-581		11/23/2010			No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/5/2021	SQ Returned	JO	Jenny O
1/12/2021	SQ Mailed	MM	Mary M
11/19/2020	SQ Mailed	MM	Mary M
5/9/2018	Measured	DGM	D Mann
1/24/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8230																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	47.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.92178410
Adj $ / SQ:	379.545
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418162
Depreciation:	19235
Depreciated Total:	398926

COMMENTS

GLA=780.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH

UnSketched SubAreas:
GLA: 780,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	438.37
Special Features:	0	Val/Su Net:	511.41
Final Total:	398900	Val/Su SzAd	511.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	780	379.540	296,045
Net Sketched Area:		780	Total:	296,045
Size Ad	780	Gross Area	780	FinArea 780

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

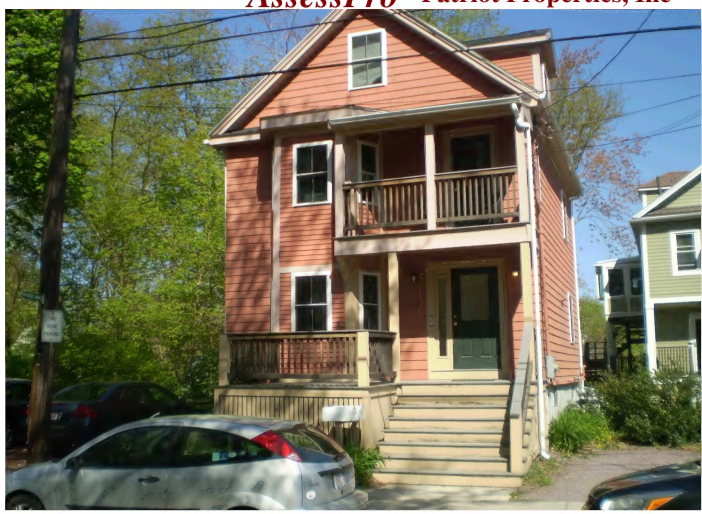
SPEC FEATURES/YARD ITEMS

PARCEL ID

002.A-0001-001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc